$81,000,000

Wymark 13,015 acres Grain Farmland (Monette Farms)





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 107 Lac Pelletier, RM 136 Coulee, RM 137 Swift Current, RM 166 Excelsior
Closest Town:	Wymark	**Location:**	Saskatchewan
MLS Number:	SK041333	**Title Acres (ISC):**	13,015.1
Cultivated Acres:	10,516	**Soil Final Rating:**	55.7
Price:	$81,000,000	**$/Titled Acres:**	$6,223.54
Avg AV/Qtr:	$295,949	**Farmland:**	$60,000,000
Improvements:	$21,000,000	**P/AV Multiple:**	2.5
Enterprise:	Grain		

Description

IMPORTANT: Viewings are by appointment only and made in advance. Please **do not attend the property unannounced** — this is an active farming operation and staff on site are not authorized to provide tours. To arrange a viewing, contact your Realtor or Hammond Realty, and a member of our team will accompany you on site. Thank you.

Farmland

The Wymark farmland package spans approximately 13,015 title acres across the Rural Municipalities of Lac Pelletier, Swift Current, Coulee, and Excelsior in southwest Saskatchewan — one of the province's most productive dryland grain farming regions. The land base is anchored by Wymark and Amulet silt loam and clay loam soils, two of the most sought-after soil associations in the southwest, known for their moisture retention, workability, and consistent crop production across a broad range of commodities including wheat, canola, durum, barley, and pulses. Wood Mountain Clay Loam and Fox Valley Clay Loam round out the soil profile, reflecting the diversity and depth of productive ground across this package. Saskatchewan Crop Insurance Corporation ratings are predominantly Class G, H, and J across SCIC Risk Zones 6 and 10 — ratings that speak to the proven productivity and reliability of this land base in a dryland environment. The portfolio carries a weighted average SAMA soil final rating of 55.65 and an average 2025 assessed fair value of approximately $295,000 per 160 acres, underscoring the calibre of farmland on offer. With 10,516 cultivated acres across 80 quarter sections, this is a rare opportunity to acquire a large, contiguous-area southwest Saskatchewan grain farming platform with infrastructure to match.

Select the **Farmland** tab above for a complete list of legal land descriptions.

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Buildings and Improvements

The Wymark listing includes four distinct yard sites offering a rare combination of large-scale commercial grain handling, livestock facilities, on-farm seed cleaning, and residential accommodation — all within the Wymark farmland block. The centrepiece is the Wymark North Grain Yard on NE-19-13-13-W3, a purpose-built commercial grain assembly complex on approximately 35 acres of gravelled yard site featuring approximately 2,150,000 bushels of on-site grain storage anchored by eighteen 100,000-bushel Westeel flat-bottom bins, a fully integrated grain conveyance and handling system, a 10,440 sq ft shop and office complex, and two residential units. Two feedlot operations round out the livestock capability of the package: the Waldeck Feedlot on NW-17-16-12-W3 and the Lac Pelletier Feedlot on SE-18-12-14-W3, each with 1,200-head corral systems. A residential yard site on SE-18-13-12-W3 provides additional accommodation within the farmland block.

•Wymark North Grain Yard — approximately 35-acre gravelled yard on NE-19-13-13-W3, RM Swift Current No. 137

•±2,150,000 bu total grain storage — 18 × 100,000 bu Westeel flat-bottom bins plus hopper and seedstor bins

•Fully integrated commercial grain conveyance and handling system

•10,440 sq ft pre-engineered steel shop with 1,600 sq ft office and on-farm seed cleaning plant

•8,960 sq ft cold storage building and 6,900 sq ft quonset

•±3,128 MT dry fertilizer storage — 23 × 136 MT Westeel/Wheatland hopper bins on concrete

•70,000 gallons liquid fertilizer storage — 2 × 35,000 gal Meridian tanks

•Two residences at Wymark North — 1,164 sq ft main house and 1,728 sq ft farm labour housing

•Waldeck Feedlot — 5,000-head corral system, ±2,500 lineal ft feed bunk, two shops (±8,200 sq ft combined), ±38,000 bu grain storage and ±270 MT fertilizer storage on NW-17-16-12-W3, RM Excelsior No. 166

•Lac Pelletier Feedlot — 1,200-head corral system with loading chutes and high-hogs, 4,000 sq ft shop, loft barn, and quonset storage on SE-18-12-14-W3, RM Lac Pelletier No. 107

•Residential yard site with house, garage, and quonset on SE-18-13-12-W3, RM Coulee No. 136

Select the **Improvements** tab above for a complete description of the improvements.

Farmland Summary

94 Parcels

13,015.07 Title Acres (ISC)

SAMA Information

12,980 Total Acres

10,516 Cultivated Acres

235 Hay/Grass Acres

1,775 Native Pasture Acres

454 Wetland/Bush Acres

$24,009,300 Total Assessed Value

$295,949 Average Assessment per 160 Acres

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55.65 Soil Final Rating (Weighted Average)

Asking Price Allocation

$21,000,000 Buildings and Improvements

$60,000,000 Farmland Price

$4,610 per Total acre (ISC)

$5,705 per cultivated acre (SAMA)

2.50 times the Assessed Value

This property is one of 19 listings offered as part of the Monette Farms Ltd. portfolio — a once-in-a-generation opportunity to acquire prime Saskatchewan farmland across seven regions. Farmland of this calibre, in this quantity, rarely comes to market — and when it does, it doesn't remain available for long. Whether you're looking to add a single quarter or grow your enterprise with a significant land acquisition, parcels within this listing may be available for individual purchase.

If any of this land fits your plans, ***make a strong offer and make it early***. A compelling offer can be accepted ahead of the deadline — the right deal doesn't have to wait.

View the entire Monette Farms SK portfolio here: https://www.hammondrealty.ca/monette-farms

HAMMOND REALTY

Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information									SCIC	
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2026 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone
136	NE	7	13	12	3	0	159.86	160	160				384,800	Wymark	Silt Loam	63.97	G	9
136	SE	18	13	12	3	1	132.02	132	132				322,700	Wymark	Silt Loam	65.00	F	9
136	SE	18	13	12	3	0	28.35	28	28				62,000	Wymark	Silt Loam	65.00	F	9
166	NE	17	16	12	3	51	140.94	141	141				263,400	Fox Valley	Clay Loam	49.69	J	10
166	NW	17	16	12	3	52, 78	120.95	121	60	13	48		148,300	Haverhill	Clay Loam	41.23	J	10
107	NE	6	11	13	3	0	153.90	155	155				340,900	Wood Mountain	Clay Loam	58.50	H	6
107	NW	6	11	13	3	0	156.21	156	156				312,800	Wood Mountain	Clay Loam	53.33	J	6
107	SW	7	11	13	3	0	160.43	160	159			1	325,700	Wood Mountain	Clay Loam	54.48	J	6
107	SW	9	12	13	3	0	160.44	160	158			2	386,200	Wymark	Silt Loam	65.00	H	6
107	NE	10	11	14	3	0	159.45	160	160				315,600	Wood Mountain	Clay Loam	52.47	K	6
107	SE	10	11	14	3	0	159.55	160	159			1	322,900	Wood Mountain	Clay Loam	54.00	K	6
107	SW	12	12	13	3	11,12, 20	79.65	79	79				193,100	Wymark	Silt Loam	65.00	H	6
107	NW	13	11	13	3	1,2	158.94	153	140			13	317,400	Wymark	Silt Loam	60.27	J	6
107	SW	13	11	13	3	0	160.55	160	90		70		235,600	Wymark	Silt Loam	49.65	J	6
107	NE	13	12	15	3	0	158.30	160	55		105		190,600	Cypress	Loam	47.27	L	6
107	SE	13	12	15	3	0	159.04	160	130			30	221,700	Cypress	Loam	45.30	J	6
107	NE	15	11	14	3	0	159.83	160	155			5	317,100	Wood Mountain	Clay Loam	54.41	J	6
107	NW	15	11	14	3	0	157.14	156	142			14	291,000	Amulet	Clay Loam	54.47	K	6
107	NE	17	12	14	3	38	153.99	154	107		47		271,800	Amulet	Clay Loam	55.23	J	6
107	SE	17	12	14	3	0	159.87	150	63		87		221,200	Cypress	Loam	50.16	K	6
107	NE	18	12	14	3	0	154.64	160	160				351,100	Amulet	Clay Loam	58.36	J	6
107	NW	18	12	14	3	0	154.38	160	75		85		177,200	Cypress	Loam	46.55	K	6
107	SE	18	12	14	3	0	158.72	160	107		50	3	248,800	Cypress	Loam	48.64	K	6
107	SW	18	12	14	3	0	158.85	160	158			2	280,800	Cypress	Loam	47.27	J	6
107	NW	19	12	14	3	0	153.88	158	125			33	233,100	Cypress	Loam	49.52	K	6
107	SW	19	12	14	3	0	158.92	160	35		125		112,800	Cypress	Loam	49.52	J	6
107	NE	21	11	14	3	7	145.81	143	143				302,900	Amulet	Clay Loam	56.34	K	6

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RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2026 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone
107	NW	21	11	14	3	0	160.63	160	160				296,400	Amulet	Clay Loam	49.27	J	6
107	SE	21	11	14	3	0	159.08	157	157				315,900	Amulet	Clay Loam	53.52	K	6
107	SW	21	11	14	3	1,2	158.94	158	155			3	308,400	Amulet	Clay Loam	52.92	K	6
107	SE	23	11	14	3	0	159.88	160	150			10	279,200	Wood Mountain	Clay Loam	49.49	H	6
107	NE	24	11	13	3	0	160.76	160	155			5	354,600	Wymark	Silt Loam	60.83	H	6
107	SE	24	11	14	3	0	160.20	160	160				344,500	Ardill	Clay Loam	57.27	H	6
107	NE	25	11	13	3	0	160.50	160	160				344,500	Wymark	Silt Loam	57.27	H	6
107	SE	25	11	13	3	0	160.57	160	158			2	343,800	Wymark	Silt Loam	57.86	H	6
107	NE	26	12	15	3	0	160.00	160	23	25	100	12	126,200	Cypress	Loam	45.24	K	6
107	NE	27	12	13	3	0	35.69	36	36				88,000	Wymark	Silt Loam	65.00	G	6
107	NE	29	10	13	3	7	158.21	158	114		44		267,900	Wood Mountain	Clay Loam	53.17	H	6
107	SE	29	10	13	3	0	160.10	159	149			10	291,700	Wood Mountain	Clay Loam	52.04	H	6
107	SE	29	11	14	3	0	159.39	160	160				333,200	Amulet	Clay Loam	55.39	J	6
107	SW	29	11	13	3	0	157.67	157		35	122		181,900	Swinton	Silt Loam	53.99	H	6
107	SE	30	11	13	3	0	22.88	23				23	49,300	Ardill	Clay Loam	57.27	H	6
107	SE	33	12	13	3	0	156.43	156	151			5	363,000	Wymark	Silt Loam	63.92	G	6
107	NW	33	12	14	3	0	159.72	160	143			17	298,100	Amulet	Clay Loam	55.42	H	6
107	NE	33	12	15	3	0	160.38	160	135	10		15	299,300	Wood Mountain	Clay Loam	54.88	K	6
107	NW	33	12	15	3	0	159.68	159	40	100		19	264,300	Wood Mountain	Loam	50.18	K	6
107	SE	33	12	15	3	0	160.46	160	43		117		208,200	Wood Mountain	Loam	56.64	J	6
107	SW	33	12	15	3	0	159.37	159	122	30		7	302,600	Swinton	Silt Loam	52.93	J	6
107	NE	34	12	15	3	0	159.92	160	70		90		155,100	Wood Mountain	Clay Loam	47.34	K	6
107	NW	35	12	15	3	0	159.96	160		15	145		126,400	Brown Alluvium	Clay	56.26	K	6
107	SW	35	12	15	3	0	160.05	160	20		140		112,500	Cypress	Loam	40.82	K	6
107	SE	36	11	13	3	3, 11	160.46	159	125		34		291,700	Wymark	Silt Loam	56.34	J	6
137	SE	1	13	13	3	26	156.96	156	136			20	332,600	Wymark	Silt Loam	65.00	H	10
137	SW	2	13	15	3	0	159.81	160			160		145,400	Cypress	Clay Loam		K	10

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137	NE	3	13	15	3	15,16	80.08	80			80		84,400	Cypress	Clay Loam		K	10
137	NE	3	13	15	3	14	80.04	80	69		11		143,800	Cypress	Clay Loam	50.97	K	10
137	NW	3	13	15	3	0	159.97	160	115			45	183,000	Cypress	Clay Loam	42.22	K	10
137	SW	3	13	15	3	0	159.95	160	100		60		265,900	Cypress	Clay Loam	56.22	H	10
137	NE	4	13	15	3	0	160.22	160	137			23	227,200	Cypress	Clay Loam	44.06	K	10
137	NW	4	13	15	3	0	157.72	160	102		55	3	276,300	Cypress	Clay Loam	56.89	J	10
137	SE	4	13	15	3	0	160.12	160	160				326,300	Cypress	Clay Loam	54.24	K	10
137	SW	4	13	15	3	0	155.57	160	160				326,300	Cypress	Clay Loam	54.24	J	10
137	NE	6	13	13	3	0	157.84	140	140				327,200	Wymark	Silt Loam	62.12	G	10
137	NE	7	13	13	3	0	156.85	159	159				388,600	Wymark	Silt Loam	65.00	G	10
137	SE	7	13	13	3	0	158.17	158	158				383,100	Wymark	Silt Loam	64.48	G	10
137	NE	7	13	14	3	0	161.68	160	159			1	338,200	Amulet	Clay Loam	56.57	J	10
137	NW	7	13	14	3	3	160.87	160	152			8	324,200	Amulet	Clay Loam	56.72	J	10
137	SE	8	13	13	3	0	159.49	160	159			1	379,500	Wymark	Silt Loam	63.48	G	10
137	SW	8	13	13	3	0	156.84	158	157			1	367,200	Wymark	Silt Loam	62.21	G	10
137	NE	9	13	15	3	0	160.34	159	130			29	227,300	Cypress	Clay Loam	46.45	K	10
137	SE	9	13	15	3	0	160.25	158	143			15	256,200	Cypress	Clay Loam	47.62	K	10
137	SW	9	13	15	3	0	157.79	159	153			6	336,900	Cypress	Clay Loam	58.56	H	10
137	SW	10	13	15	3	0	159.99	159	127			32	227,700	Cypress	Clay Loam	47.62	L	10
137	NE	12	13	14	3	1	118.22	118	116			2	272,200	Wymark	Silt Loam	62.40	G	10
137	NE	13	13	14	3	74,75,76,77	79.65	80	80				187,700	Wymark	Silt Loam	62.40	G	10
137	SH NE	14	13	14	3	55,56	81.67	80	80				187,700	Wymark	Silt Loam	62.40	G	10
137	EH NW	14	13	14	3	31,32	81.78	80	79			1	174,000	Amulet	Clay Loam	58.57	G	10
137	EH SW	14	13	14	3	26,27	81.62	80	70	7		3	170,600	Wymark	Silt Loam	58.93	G	10
137	NE	16	13	15	3	0	160.12	159	151			8	301,100	Cypress	Clay Loam	53.02	K	10
137	SE	16	13	15	3	0	160.17	158	146			12	277,200	Cypress	Clay Loam	50.47	K	10
137	NW	18	13	14	3	0	163.57	160	160				326,700	Amulet	Clay Loam	54.31	J	10

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137	SW	18	13	14	3	0	162.32	160	159			1	331,600	Amulet	Clay Loam	55.46	J	10
137	NE	19	13	13	3	99	19.80	20	20				48,900	Wymark	Silt Loam	65.00	G	10
137	NE	19	13	13	3	100	19.00	19	16			3	39,100	Wymark	Silt Loam	65.00	G	10
137	NE	19	13	13	3	1	29.90	30	30				73,300	Wymark	Silt Loam	65.00	G	10
137	SW	19	13	13	3	33,34,35,36	159.46	160	160				391,000	Wymark	Silt Loam	65.00	G	10
137	SE	20	13	13	3	13	86.75	87	87				212,600	Wymark	Silt Loam	65.00	G	10
137	SW	22	13	15	3	1,2	158.84	158	152			6	311,400	Cypress	Loam	54.48	J	10
137	NE	24	13	14	3	12,15	79.39	80	80				180,900	Wymark	Silt Loam	60.15	G	10
137	NE	24	13	14	3	2,3	39.61	40	40				90,500	Wymark	Silt Loam	60.15	G	10
137	NE	24	13	14	3	9,10	39.65	40	40				90,300	Wymark	Silt Loam	60.04	G	10
137	SE	24	13	14	3	0	159.50	160	158			2	370,700	Wymark	Silt Loam	62.40	J	10
137	SE	25	13	14	3	19	119.93	120	120				268,900	Wymark	Silt Loam	59.60	G	10
137	NE	30	13	13	3	1	138.03	138	138				337,400	Wymark	Silt Loam	65.00	G	10
						Totals	**13,015.07**	**12,980**	**10,516**	**235**	**1,775**	**454**	**24,009,300**		**Weighted Average Final Rating**	**55.65**		

Average per 160 acres **295,949**

SAMA Information

This information is collected from Saskatchewan Assessment Management Agency via field sheets on each individual parcel. It includes specific information such as: assessed value, uses of soil (cultivated, arable, pasture, wetlands, etc), number of acres for each use, soil profile information including association & texture, topography, stones, salinity and soil final rating.

Soil Final Rating

The final rating (FR) is the productivity rating for the acres adjusted for economic factors that affect the average cost of production for specified features. The economic factors include stones, topography, natural hazards, man-made hazards, tree cover and miles to market. The final rating units are index points per acre. Soils are given a rating from 100 (best) to 0 (worst). Soils with a final rating under 30 are marginal and rarely cropped.

https://www.sama.sk.ca/property-owner-services/detailed-property-information

Saskatchewan Crop Insurance Corporation (SCIC)

SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as a class B rating in risk zone 16.

Sask Grains Risk Zones http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/

Parcel Crop Insurance Rating https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator

MONETTE FARMS LTD. - WYMARK IMPROVEMENTS

WYMARK NORTH GRAIN YARD

NE-19-13-13-W3 | RM Swift Current No. 137 | SCIC Risk Zone 10

SITE OVERVIEW

The Wymark North Grain Yard is one of the most significant commercial grain handling complexes in southwest Saskatchewan, developed across approximately 35 acres of gravelled yard site. Purpose-built to service a large-scale farming operation, this facility functions as a centralized grain assembly and storage hub with approximately 2,150,000 bushels of on-site grain storage capacity, a fully integrated grain conveyance and handling system, and a complete complement of support buildings. The combination of flat-bottom bin storage at scale, modern shop and office infrastructure, and two residential units makes this a turn-key commercial grain operation capable of immediate continued use.

SHOP, OFFICE & STORAGE BUILDINGS

The main building is a 10,440 sq ft pre-engineered steel structure on a concrete foundation, fully insulated and heated, with a 884 sq ft mezzanine. Integrated within the main building is a 1,600 sq ft office with private offices, boardroom, washrooms, and modern interior finishes — purpose-designed for corporate-level farm management. Also within the main building is a 1,584 sq ft seed cleaning room, complete with on-farm seed cleaning plant and equipment.

Supplementary storage and operational support is provided by an 8,960 sq ft steel frame cold storage building and a 6,900 sq ft steel arch quonset, both unheated. A dedicated 704 sq ft grain control centre with full electrical distribution infrastructure manages grain flow across the bin complex.

Main Shop: 10,440 sq ft + 884 sq ft mezzanine — pre-engineered steel, concrete foundation, heated and insulated
Office: 1,600 sq ft — private offices, boardroom, washrooms, modern finishes
Seed Cleaning Room: 1,584 sq ft — within main building, complete with on-farm seed cleaning plant and equipment
Cold Storage Building: 8,960 sq ft — steel frame, unheated
Quonset: 6,900 sq ft — steel arch, unheated
Grain Control Centre: 704 sq ft — dedicated grain management facility with full electrical distribution
±Total Covered Building Area: Approximately 22,728 sq ft

SEED CLEANING PLANT

This 1,584 sq ft facility is of wood frame construction on a concrete foundation with metal clad exterior. The equipment inside is from Garratt Industries, Sullair ST 1500 screw air compressor, Buhler colour sorter, bins with leg, computer control system, and other equipment required to operate plant.

GRAIN CONVEYANCE & HANDLING SYSTEM

The site is equipped with a fully integrated grain conveyance and handling system designed to service the flat-bottom bin complex at commercial throughput capacity. Handling system includes integrated AGI NECO three tier grain dryer. The system supports the grain assembly requirements of a large-scale operation and is a key operational asset of the facility.

RESIDENCES

Main Residence: 1,164 sq ft on main floor with full basement and attached 2-car garage. Wood frame construction, brick and vinyl siding exterior. Constructed 1968.
Farm Labour Housing: 1,728 sq ft — secondary accommodation unit suitable for farm employees or management staff.

SERVICES & SITE

- 35-acre gravelled yard site — extensively gravelled throughout
- Dedicated grain control centre with full electrical distribution infrastructure
- Gravelled access driveways throughout the site

MONETTE FARMS LTD. - WYMARK IMPROVEMENTS

WYMARK NORTH GRAIN YARD — GRAIN & FERTILIZER STORAGE

NE-19-13-13-W3 | RM Swift Current No. 137 | SCIC Risk Zone 10

GRAIN & FERTILIZER STORAGE

The bin complex is anchored by eighteen 100,000-bushel Westeel flat-bottom bins on concrete with aeration — one of the largest on-farm grain storage installations in southwest Saskatchewan. Additional hopper and seedstor bins service working storage, treated seed, and inputs. All flat-bottom and concrete-mounted hopper bins are equipped with aeration. Fertilizer storage consists of 23 Westeel/Wheatland 136 MT hopper bins on concrete plus two Meridian 35,000-gallon liquid fertilizer tanks. The full bin list with model specifications is detailed below.

Type	Make	Model	Qty	Capacity (each)	Foundation	Aeration
Grain — Flat Bottom	Westeel	5413	9	±100,000 bu	Concrete	Yes
Grain — Flat Bottom	Westeel	5413	9	±100,000 bu	Concrete	Yes
Grain — Hopper	Westeel	2709	6	±18,800 bu	Concrete	Yes
Grain — Flat Bottom	Westeel	3307	8	±19,000 bu	Concrete	No
Grain — Hopper (Magnum)	Westeel	1830	6	±7,500 bu	Concrete	Yes
Grain — Hopper	Westeel	1416	10	±4,500 bu	Anchored	No
Grain — Seedstor Hopper	Westeel	1805	7	±5,000 bu	Anchored	No
Grain — Hopper	Westeel	1212	2	±4,000 bu	Anchored	No
Grain — Hopper	Meridian	1616	2	±4,000 bu	Anchored	No
Grain — Hopper	Westeel	1407	2	±3,000 bu	Anchored	No
Grain — Hopper	Westeel	1406	1	±3,000 bu	Anchored	No
Grain — Hopper	Westeel	1405	1	±2,000 bu	Anchored	No
Fertilizer — Hopper	Westeel	1620F	21	±136 MT	Concrete	No
Fertilizer — Hopper	Wheatland	1620F	2	±136 MT	Concrete	No
Liquid Fertilizer Tank	Meridian	1625	2	35,000 gal each	—	—

±Total Flat-Bottom Grain Storage: Approximately 1,952,000 bu (18 × 100,000 bu + 8 × 19,000 bu)
±Total Hopper & Seedstor Grain Storage: Approximately 198,000 bu
±Total Grain Storage Capacity: Approximately 2,150,000 bu
±Total Dry Fertilizer Storage: Approximately 3,128 MT (23 × 136 MT bins)
±Total Liquid Fertilizer Storage: 70,000 gallons (2 × 35,000 gal tanks)

MONETTE FARMS LTD. - WYMARK IMPROVEMENTS

WALDECK FEEDLOT

NW-17-16-12-W3 | RM Excelsior No. 166 | SCIC Risk Zone 10

SITE OVERVIEW

The Waldeck Feedlot yard site is a livestock and grain handling complex on a gravelled yard. The site includes a two-shop complex with integrated office and suite, a 1,200-head feedlot corral system with dual cattle loadouts, and supplementary grain and fertilizer storage. Total land package including NE 17-16-12 W3 of 261.89 acres includes pivot irrigation.

SHOPS & OFFICE

Shop No. 1: 40′ × 80′ (3,200 sq ft) — steel frame, concrete foundation. Lined, heated, complete with lighting.
Shop No. 2: 50′ × 76′ (3,800 sq ft) — steel frame, parallel to Shop No. 1. Lined, heated, complete with lighting.
Office / Suite: 1,200 sq ft — integrated within the shop complex. Private office space and accommodation suite.
±Combined Shop & Office Area: Approximately 8,200 sq ft

LIVESTOCK FACILITIES

Feedlot Corral System: ±5,000-head capacity. Multiple pens of varying sizes with perimeter fencing, windbreaks, feed bunks, waterers, and wood frame shelters. Two cattle loadouts. Loading chutes and livestock processing equipment for livestock management. Gravelled access throughout.
±Total Feed Bunk Length: Approximately 2,500 lineal feet

GRAIN & FERTILIZER STORAGE

Type	Make	Qty	Size	Foundation	Aeration
Grain — Hopper	Westeel	8	±4,750 bu (1805)	Concrete	No
Fertilizer — Hopper	Wheatland	3	±90 MT (1612F)	Concrete	No

±Total Grain Storage: Approximately 38,000 bu
±Total Fertilizer Storage: Approximately 270 MT

ASSOCIATED FARMLAND

The Waldeck Feedlot yard site is located on NW-17-16-12-W3. The adjacent NE-17-16-12-W3 (141 cultivated acres, SCIC Class J, Risk Zone 10) is included in the Wymark package and forms the associated cropping land for this yard site.
NE-17-16-12-W3 includes pivot irrigation.

MONETTE FARMS LTD. - WYMARK IMPROVEMENTS

LAC PELLETIER FEEDLOT

SE-18-12-14-W3 | RM Lac Pelletier No. 107 | SCIC Risk Zone 6

SITE OVERVIEW

The Lac Pelletier Feedlot is a livestock handling complex situated within the Wymark farmland block. The site includes a 1,200-head corral system, a substantial shop with integrated suite, a loft barn, and supplementary quonset storage.

SHOP & BUILDINGS

Shop: 4,000 sq ft (50′ × 80′) — wood frame on concrete foundation. Coloured and galvanized steel exterior. Lined, heated, complete with lighting and overhead and man doors.

Office / Bachelor Suite: 14′ × 24′ — integrated within the shop. Lined with wood to the walls. Kitchen, bathroom, bedroom. Electric heat.

Loft Barn: 3,000 sq ft (30′ × 50′ with 30′ × 50′ lean-to) — original barn reclad with steel exterior. Used for livestock.

Wood Quonset: 1,080 sq ft (30′ × 36′) — wood rib frame, steel cladding, concrete floor.

Quonset: 2,400 sq ft (40′ × 60′) — steel arch frame, concrete floor, lighting. Unheated.

Residence: On site — no contributing value.

LIVESTOCK FACILITIES

Feedlot Corral System: ±1,200-head capacity. Multiple pens of varying sizes with perimeter fencing, windbreaks, feed bunks, waterers, and wood frame shelters. Loading chutes and high-hogs for livestock management. Gravelled access throughout.

MONETTE FARMS LTD. - WYMARK IMPROVEMENTS

RM OF COULEE YARD SITE

SE-18-13-12-W3 | RM Coulee No. 136 | SCIC Risk Zone 9

SITE OVERVIEW

A residential farmyard site situated within the Wymark grain farmland block. The site includes a single-family residence, garage, and quonset storage building on a gravelled yard.

BUILDINGS

Residence: 1,260 sq ft on main floor over full unfinished basement. Two bedrooms, one bathroom. Wood frame construction, wood siding, asphalt shingle roof. Forced air propane heat. Older construction — effective age approximately 60 years.

Garage: 768 sq ft (24′ × 32′) — detached, similar age and construction to residence. Lined and heated with wood-burning stove.

Quonset: 4,000 sq ft (50′ × 80′) — steel arch structure on concrete foundation with concrete floor. Unheated cold storage. Complete with lighting.

SITE

Gravelled yard with access driveway. Lawn area surrounding the residence.

BUYER'S DUE DILIGENCE

All information regarding buildings, improvements, grain storage, fertilizer storage capacities, equipment makes, models, dimensions, and measurements has been obtained from sources believed to be reliable, including information provided by or on behalf of the Seller. Neither the Seller, the Monitor, Hammond Realty, nor any of their respective agents, employees, or advisors make any representation or warranty, express or implied, as to the accuracy or completeness of this information. All figures are approximate. Prospective purchasers are solely responsible for conducting their own independent inspection, measurement verification, and due diligence with respect to all improvements and equipment prior to submitting an offer. This feature sheet is provided for informational purposes only and does not form part of any agreement for purchase and sale.

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